

PLANNING COMMISSION MEETING
City of Gardner, Kansas
Council Chambers
January 24, 2022
7 p.m.

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order at 7:03 p.m. on Monday, January 24, 2022, by Commissioner Meder.

PLEDGE OF ALLEGIANCE

Commissioner Meder led the Pledge of Allegiance.

ROLL CALL

Chair Meder- Zoom
Commissioner Cooper- Zoom
Commissioner Hansen
Commissioner Ham
Commissioner McNeer
Commissioner Jueneman

Staff members present:

David Knopick, Community Development Director
Robert Case, Principal Planner
Melissa Krayca, Administrative Assistant
Spencer Low, City Attorney

CONSENT AGENDA

1. Approval of the minutes as written for the meeting on October 25, 2022.

Motion made by Commissioner McNeer to approve the minutes, seconded by Commissioner Ham.

Motion passed 6-0.

REGULAR AGENDA

1. FP-21-07: Consider a final plat for 54 lots on 23.77 acres for Symphony Farms VI subdivision.

STAFF PRESENTATION

Mr. Robert Case, Principal Planner, presented the information in the staff report for Symphony Farms VI subdivision. The property includes approximately 23.77 acres of land located at the northern terminus of Mustang Street and eastern terminus of 164th Terrace. The property has never been platted and is undeveloped. The final plat consists of 54 lots and 2 tracts for a single family development and all infrastructure is available to this site.

Mr. Case stated that staff finds the plat to be in substantial compliance with the preliminary plat and the Land Development Code. The request for final platting is consistent with established goals and policies of the City. No deviations are requested with this plat and excise tax will be

levied with this plat. Staff recommends approval of the final plat for Symphony Farms VI with the conditions outlined in the recommended motion.

APPLICANT PRESENTATION

The applicant did not have a formal presentation but was present and available for any questions.

COMMISSION DISCUSSION

There were no questions or comments on behalf of the commissioners.

Motion made after review of application number FP-21-07, a final plat for Symphony Farms VI, a portion of Parcel IDs CF221415-2013, CF221415-4004, and CF221415-2017, located on the east side of Kill Creek Road north of 167th Street and more specifically, at the northern terminus of Mustang Street and the eastern terminus of 164th Terrace, based on review of a staff report date January 24, 2022 and a final plat dated January 13, 2022, the Planning Commission approves the application with the following conditions:

- 1. Prior to the recording of the final plat, excise tax shall be paid to the City; and**
- 2. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.**

And recommends the Governing Body accept dedication of right-of-way and easements.

**Motion made by Commissioner McNeer and seconded by Commissioner Ham.
Motion passed 6-0.**

DISCUSSION ITEMS

Chair Meder opened discussion concerning the nomination for the vice chair. After discussion and nominations were made, a motion was agreed on. Regular elections for Planning Commission will happen in May 2022.

Motion made to elect Commissioner McNeer as the vice chair by Commissioner Ham and seconded by Commissioner Jueneman.

Motion passed 6-0.

Motion made to adjourn by Commissioner McNeer and seconded by Commissioner Hansen.

Motion passed 6-0.

Meeting adjourned at 7:22 p.m.

Recording of the meeting can be found at:
https://www.youtube.com/channel/UCAdAhFt-4m1_Q4tj_jgHtBg